

Planning 101

June 2018



WHAT IS A PLAN?

*/(h)wət,(h)wät/iz/ā,ə/plan
question*

A series of steps; goals to be accomplished; a blueprint



Communities, Land
and Environment
Municipal Affairs and
Provincial Planning

What is Planning?

- a) wedding planning
- b) financial planning
- c) meal planning
- d) land use planning

What is land use planning?

Planning weighs public interests and works collaboratively to shape decisions about land, resources, and services to create healthy, sustainable communities.

Land use planning considers *social, economic* and *environmental* impacts of growth and change

Land use planning is a community's tool for long-term stability and prosperity

AKA – “What goes where, and why?”

PLAY

More about land use planning



Video by Licensed Professional Planners Association of Nova Scotia:
“[What Is Planning?](https://youtu.be/wP52wK_fCO8)” https://youtu.be/wP52wK_fCO8

IS THIS A NEW THING?

- Historical – Ancient Egypt, Asia, Europe... Chicago, New York (1916)
- Original Charlottetown 500 lots
- Worldwide

EARLY GOALS?

- Public safety (and military control)
- Public health – industrial revolution, poverty, disease
- Economic development – Depression, post-war economic activity
- Profile – grand avenues, monuments, public spaces

WHO PLANS?

- Governments (explored in next section)
- Land Use Planners
- Number of planners in Canada
- Number of planners in PEI



Scale of 1/2 inch = 100 feet

Planning today...



Consequences of not planning

- Conflicting land uses*
- Loss of prime agri land to development*
- Expensive to service*
- Interrupted viewscapes*
- Unpredictable development*
- Vulnerability to climate change*
- Damage to environment*



Benefits of planning

- Less conflict*
- Prime agri land available*
- Less expensive to service*
- Viewscales preserved*
- Predictability for landowners*
- Clean and healthy environment*
- Better quality of life!*

PLANNING... A BALANCING ACT

Public interests

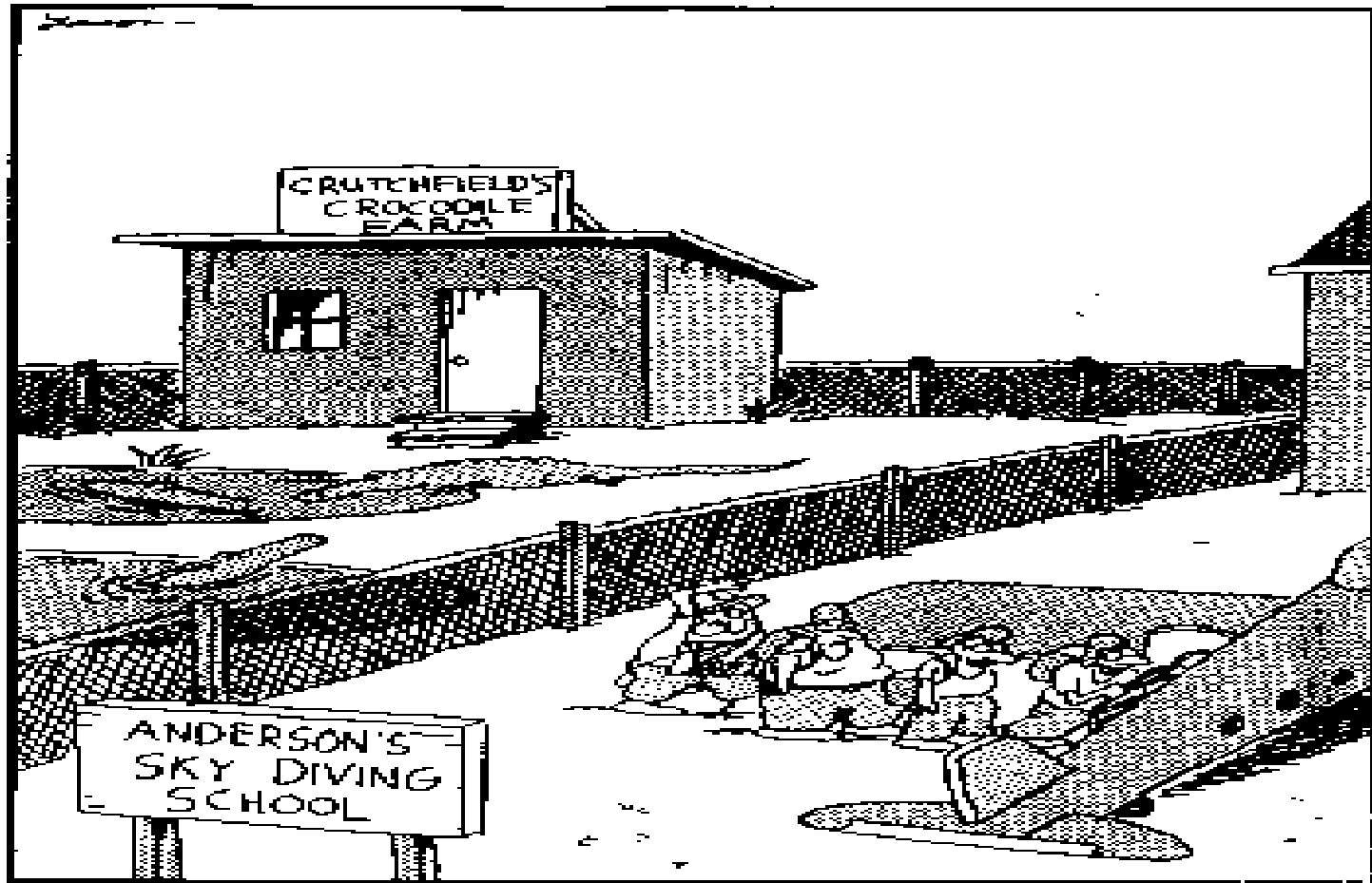
Safety
Environment
Economy
Impacts on others

Individual interests

Quality of life
Economic (investment)



INCOMPATIBLE USES



More trouble brewing

Hosted by Cyburbia - www.cyburbia.org

WHO IS RESPONSIBLE FOR PLANNING?



Federal



Provincial



Municipal

What's Going On?

We need economic development

Our hall is falling apart

I can't find anywhere to live

The community is changing

We should have a local voice / say on projects

Our school population is dwindling

We need services to keep our population

Provincial Priorities



Health

Education

Public safety

Environment

Provincial Role in Planning

- Province-wide standards
- Enabling local planning
- [Development control where no local planning]

Planning Act

(Province-Wide Minimum Development Standards Regulation)

Provincial Planning Authority

Municipal Planning Authority

(Provincial Land Use Policy)

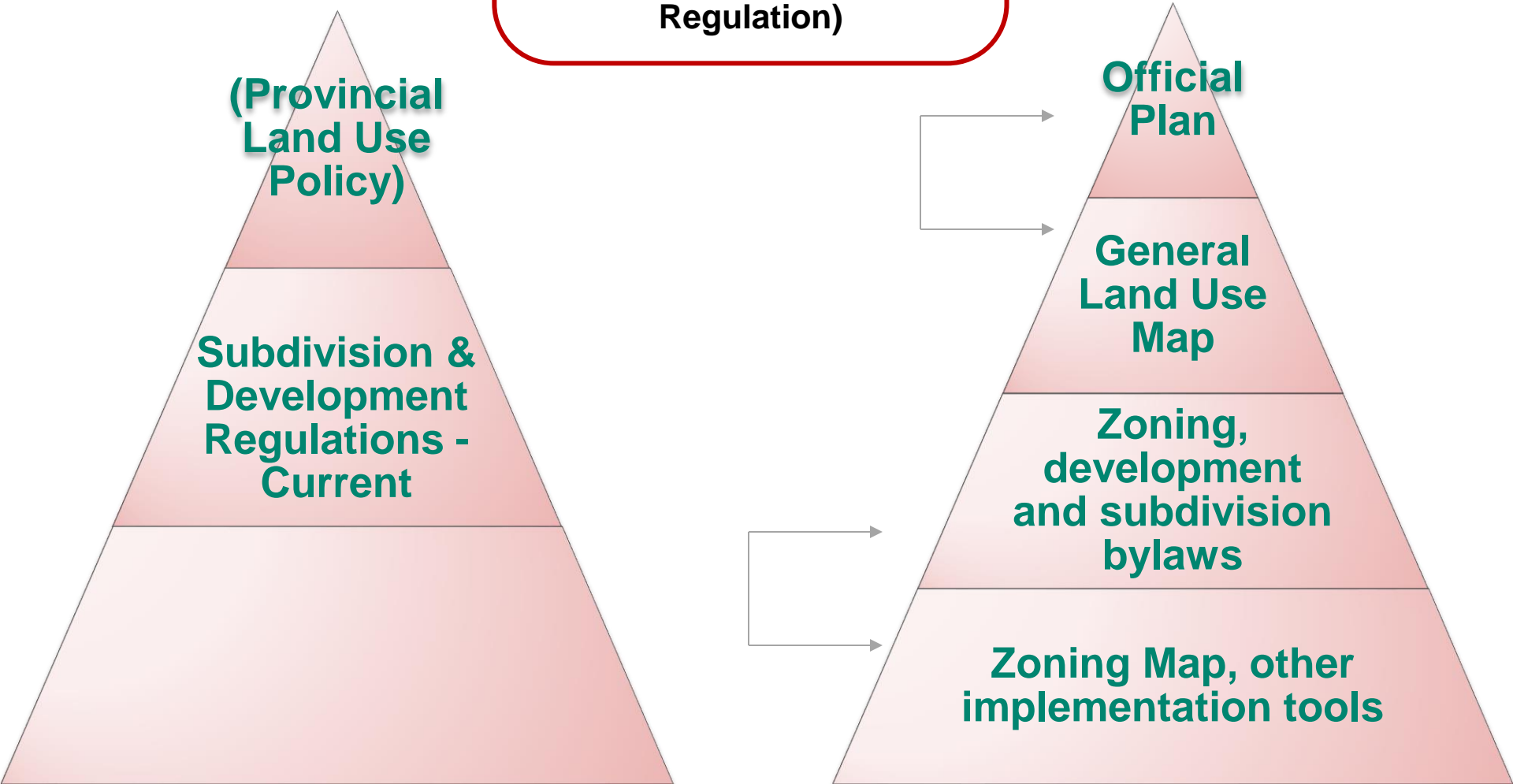
Subdivision & Development Regulations - Current

Official Plan

General Land Use Map

Zoning, development and subdivision bylaws

Zoning Map, other implementation tools



Provincial Planning

- Assumption that provincial planning involves zoning
- No formal public engagement and consultation process where the Province is the planning authority
- IRAC's role is to ensure development standards and process rules are followed by both the Province and the municipalities



Provincial Planning

- The provincial planning subdivision and development regulations facilitate low density development in rural areas and address resource developments.
- **No zoning**
- Generally considers:
 - Lot size for well and septic systems
 - Driveway access (and sight distance)
 - Change of uses (depends on nature of proposal)
 - Environmental set-backs
- Not intended to address high density development, including intensive industrial uses, or local community needs.

Municipal Planning Authorities



Map Legend

-  Municipal Planning Authority
-  Provincial Planning Authority

Data Sources:

PEI Municipal Boundaries Layer
Department of Finance

This map is for information purposes only.
It is not intended for legal description or
calculating exact land dimensions.



Municipal Affairs and Provincial Planning
Department of Communities, Land and Environment



Municipal Planning

- **Local land use planning matters because:** *it lets local residents decide what is unwelcome, needed, and desired in their communities*



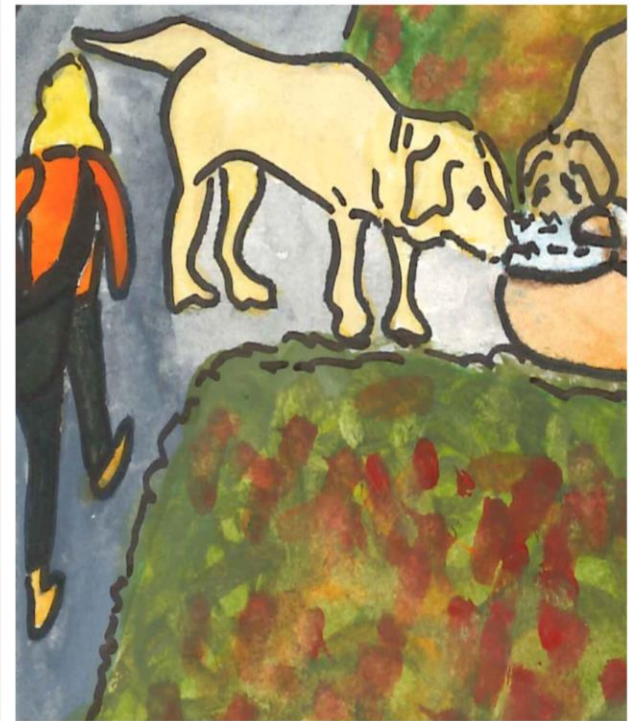
Municipal Planning

- Local land use planning matters because: *changes to land affect more than the person who wants the change.*



Municipal Planning

- Local land use planning matters because: *those who live in a place and use it regularly also know it best and care about what happens to it the most*



Municipal Planning

- Local land use planning matters because:
*it accounts for the functions and abilities of **every** piece of land in the community's boundaries*



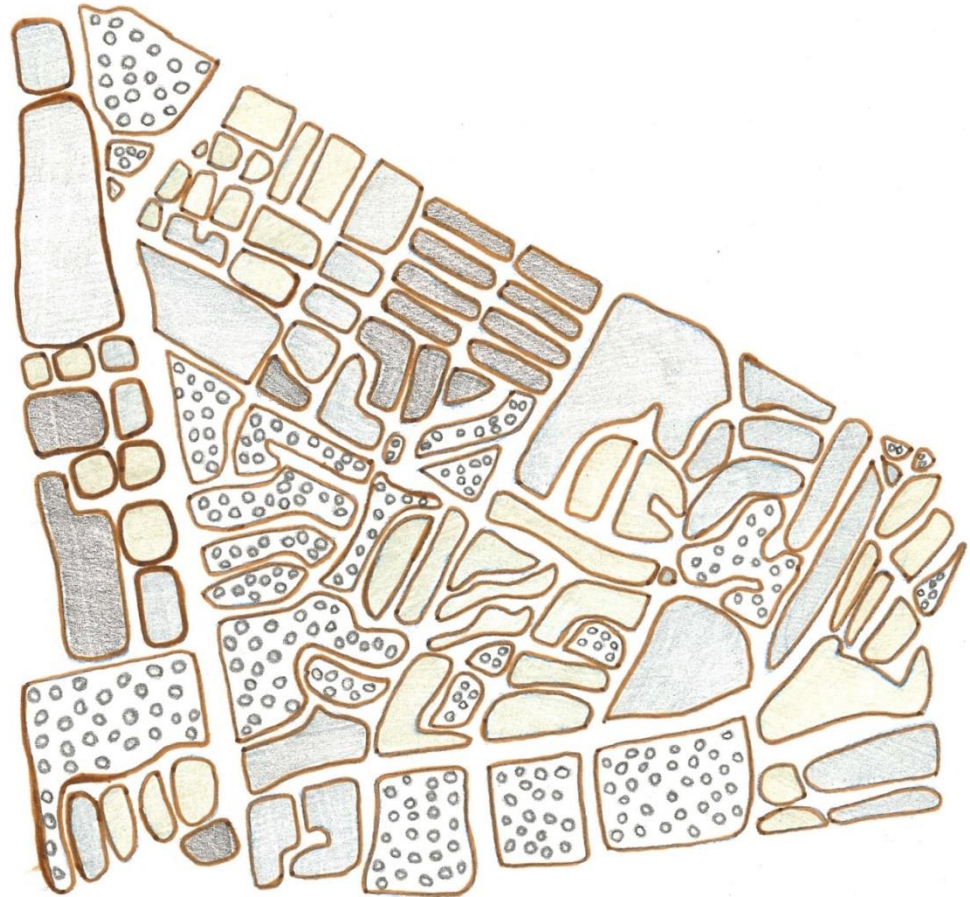
Municipal Planning

- Local land use planning matters because: *it creates fair ways of making decisions to protect shared common interests*



Municipal Planning

- **The Official Plan:**
the technical policy document used to translate local needs and priorities into specific policies and actions



Official Plan: General Land Use Map

Municipal Planning

- **Planning bylaws:** *the technical details of what is required*

Official Plan:

General Land Use Map



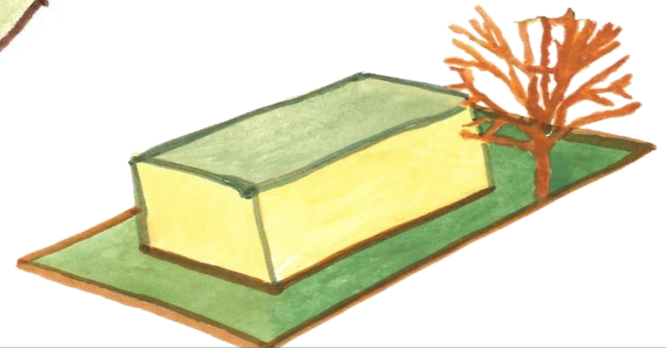
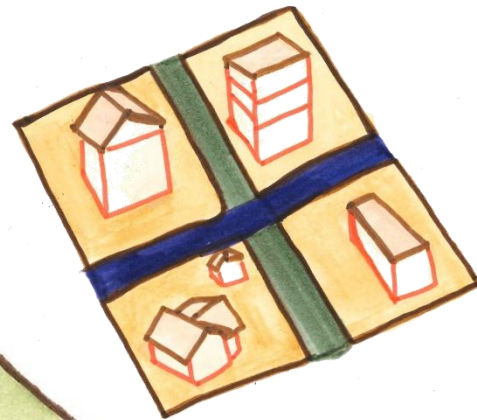
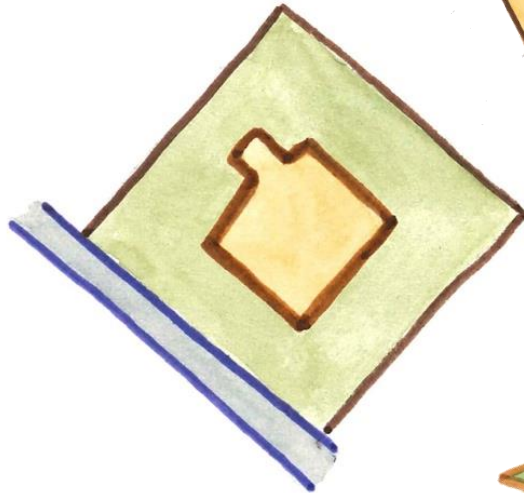
Land Use/Development Bylaw:

Zoning Map



Municipal Planning

- **System of local land use planning:** *tells people who want to change land what they need to know and how to proceed*



Municipal Planning

- OPs & LUBs need to be reviewed every 5 years because: *goals are met and priorities change, new issues arise, processes may or may not need adjusting*



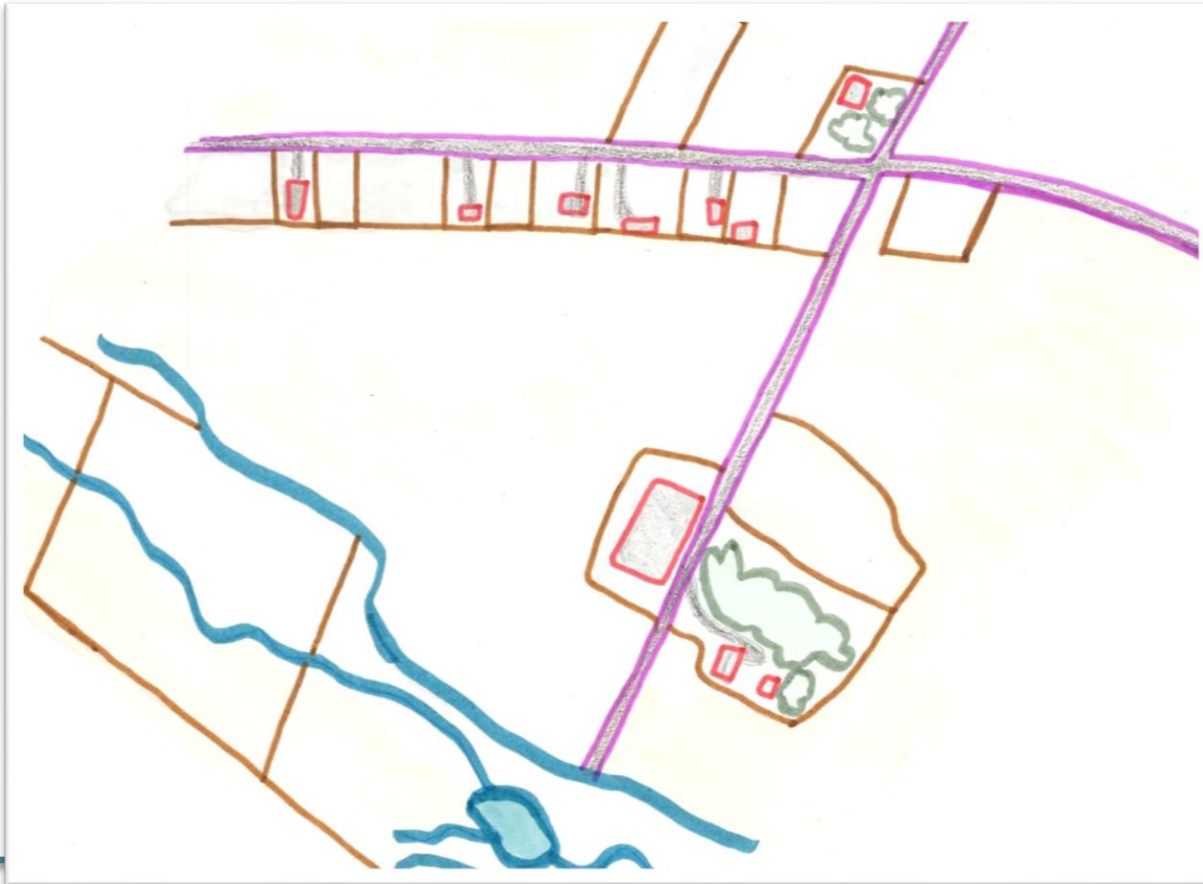
Municipal Planning

- **Review of OP:** *updates to needs and policies (and ways to implement them) based on technical analysis*



Municipal Planning

- **Review of LUB:** *updates to detailed standards and zoning based on technical analysis*



Municipal Planning Cycle

- Stage 1 – engage planner (RFP, terms of reference, contract, etc.)
- Stage 2 – plan and bylaw development – analysis, consultation, drafting, testing with public, finalizing, adopting
- Stage 3 – administering – subdivision approvals, development permits, answering queries, tracking and record-keeping (some by council – high level policies, complex developments, some by appointed development officer - permits)
- Stage 4 – on-going revisions and amendments – re-zonings, text amendments
- Stage 5 – five-year reviews – cycle begins again

Looking forward

- *MGA: municipal land use planning in place by December 2022.*
- *Plan ahead at least 2 years for the tendering, community engagement and consultation, and drafting stages.*
- *Reach out to Municipal Affairs for more specialized guidance when you are ready to begin.*
- *You can share some of the work but each municipality is responsible for its own documents (plan and bylaw) and policy decisions.*





Photo by John Sylvester



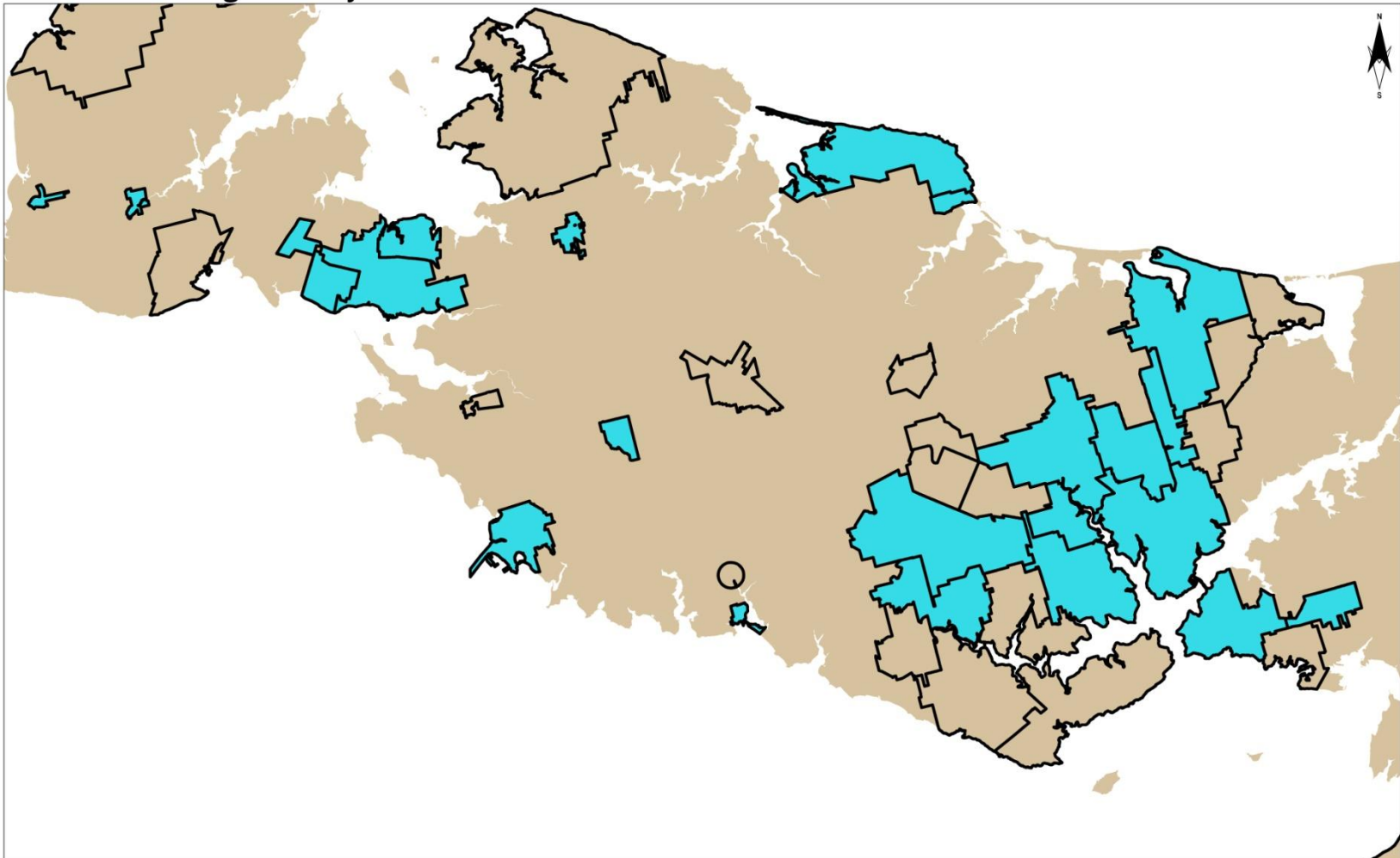
Photo by John Sylvester. Modifications by Carol Horne







Questions?

Land Use Planning Authority in PEI



Map Legend

-  Municipal Planning Authority
-  Provincial Planning Authority

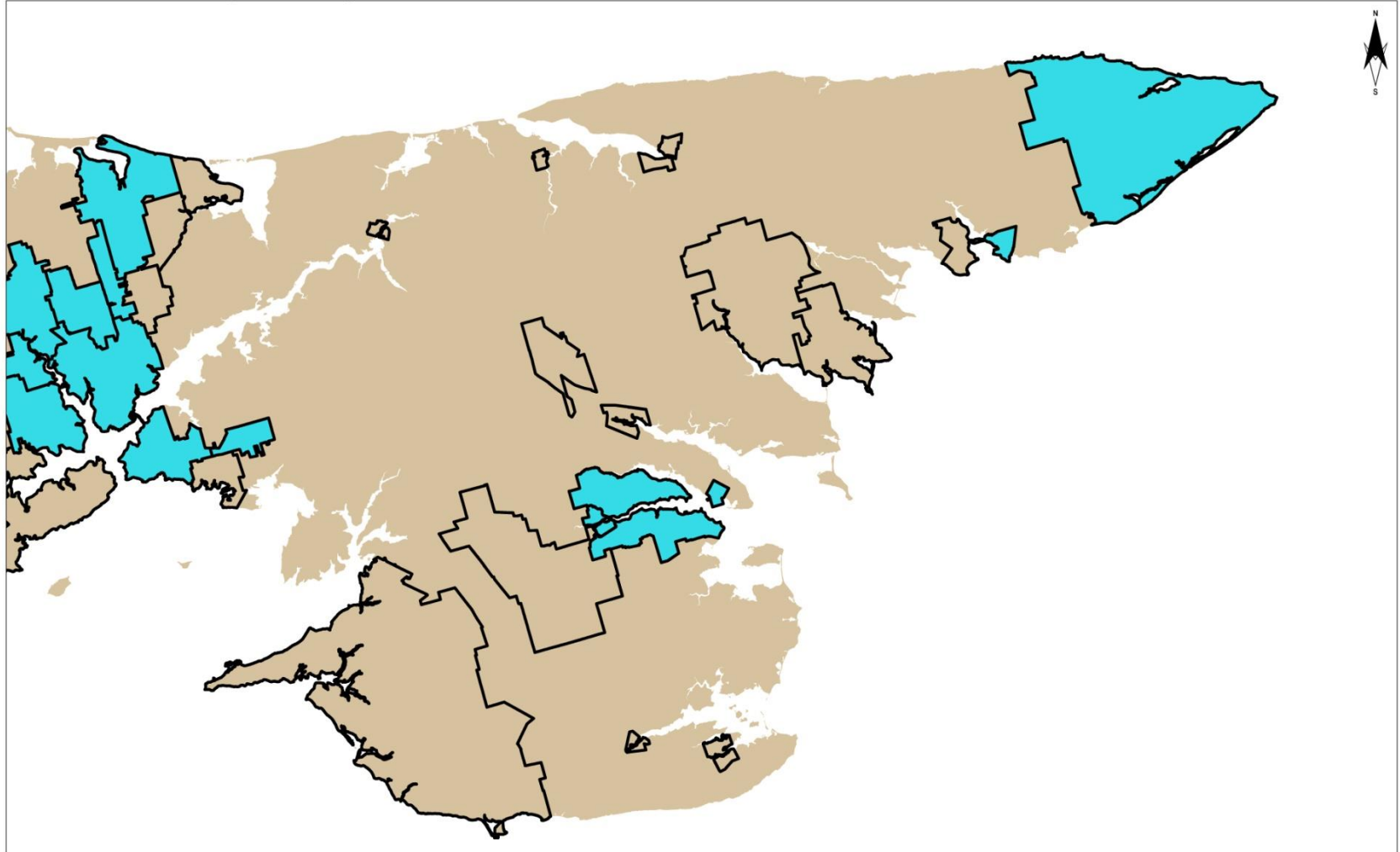
Data Sources:

PEI Municipal Boundaries Layer
Department of Finance



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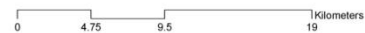
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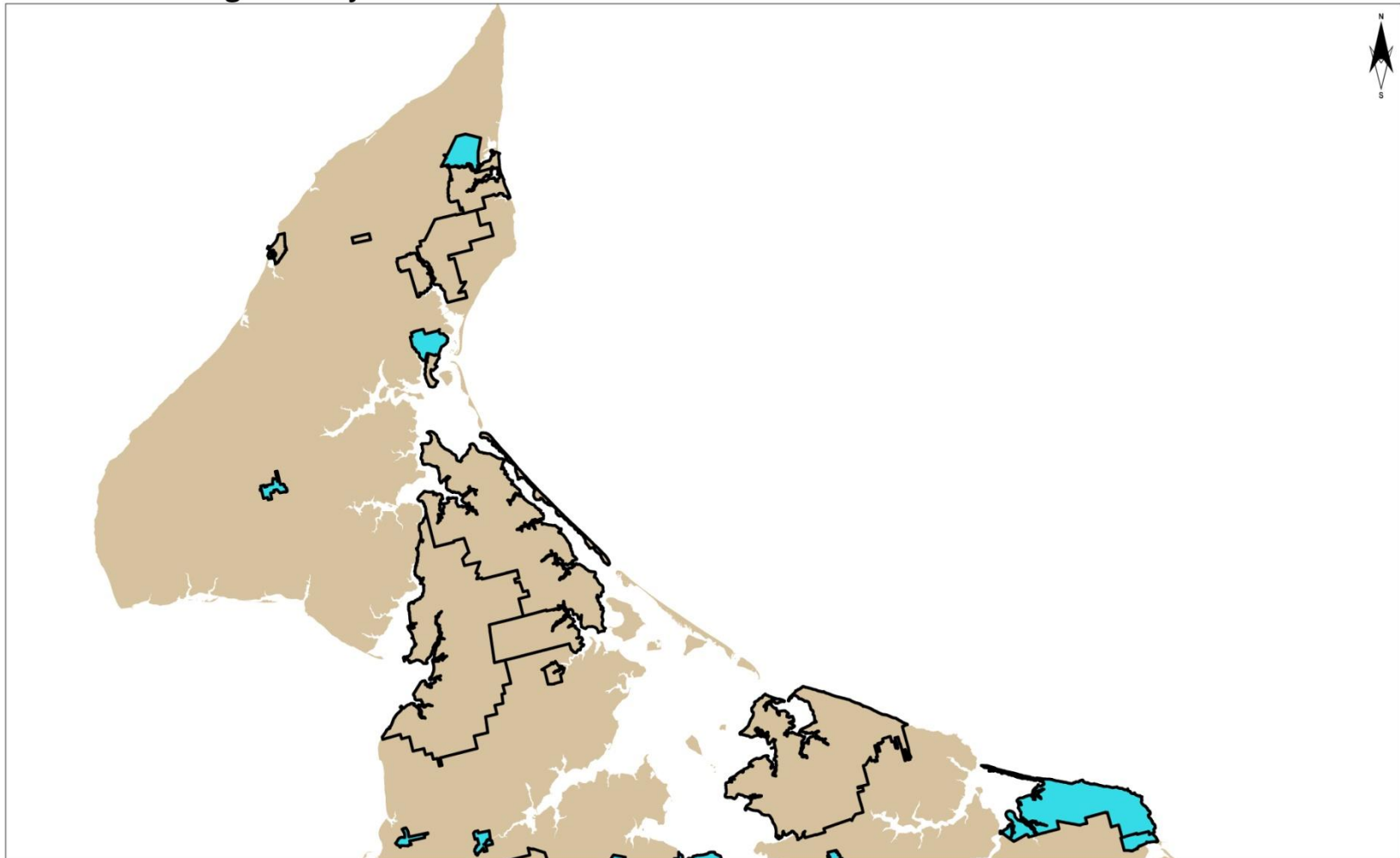
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